



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Notice of Application

Project Name: Brown Bear Car Wash

Application: November 15, 2019

Application Complete: November 22, 2019

Notice of Application: February 21, 2020

Notice of Application Public Comment Period:

February 21, 2020 – March 6, 2020

(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): SDP19-00003

Project Description: Site Development Permit application for a new car wash that consists of a 2,125 square-foot tunnel wash with equipment room and auto sentry canopy for unattended sales transactions. The proposal will also include street improvements along 1st Ave NW. (See Site Plan)

Project Location: 55 NW Gilman Blvd (See Vicinity Map)

Size of Subject Area in Acres: 0.42 **Sq. Ft.:** 18,431

Applicant:

Caitlin Hepworth

Barghausen Consulting Engineers, Inc.

18215 72nd Ave

Kent, WA 98032

Phone: 425-251-6222; Email: chepworth@barghausen.com

Decision Maker: Development Commission

Required City Permits: SEPA

Required City Permits, Not Part of this Application: Site Work, Building, Landscape

Required Studies: Stormwater, Geotechnical Report

Existing Environmental Documents Relevant to this

Application: Mitigated Determination of Non-Significance (SEP17-00016)

REGULATORY INFORMATION

Zoning: MU - Mixed Use

Comprehensive Plan Designation: Mixed Use

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Comprehensive Plan

PUBLIC COMMENT

Key application documents are available at the City's website: issaquahwa.gov/development. Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department

P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

PUBLIC MEETING AND PUBLIC HEARING:

The Development Commission is the decision maker for the Site Development Permit application. Date and time of the meeting and hearing has not been set. A follow up notice will be sent to property owners within 300 feet and to Parties of Record to notify them of the meetings.

CITY CONTACT INFORMATION

Project Planner: Valerie Porter, Associate Planner

Phone Number: 425-837-3094

E-Mail: Valeriep@issaquahwa.gov

Development Services Department:

Phone Number: 425-837-3100

E-Mail: DSD@issaquahwa.gov



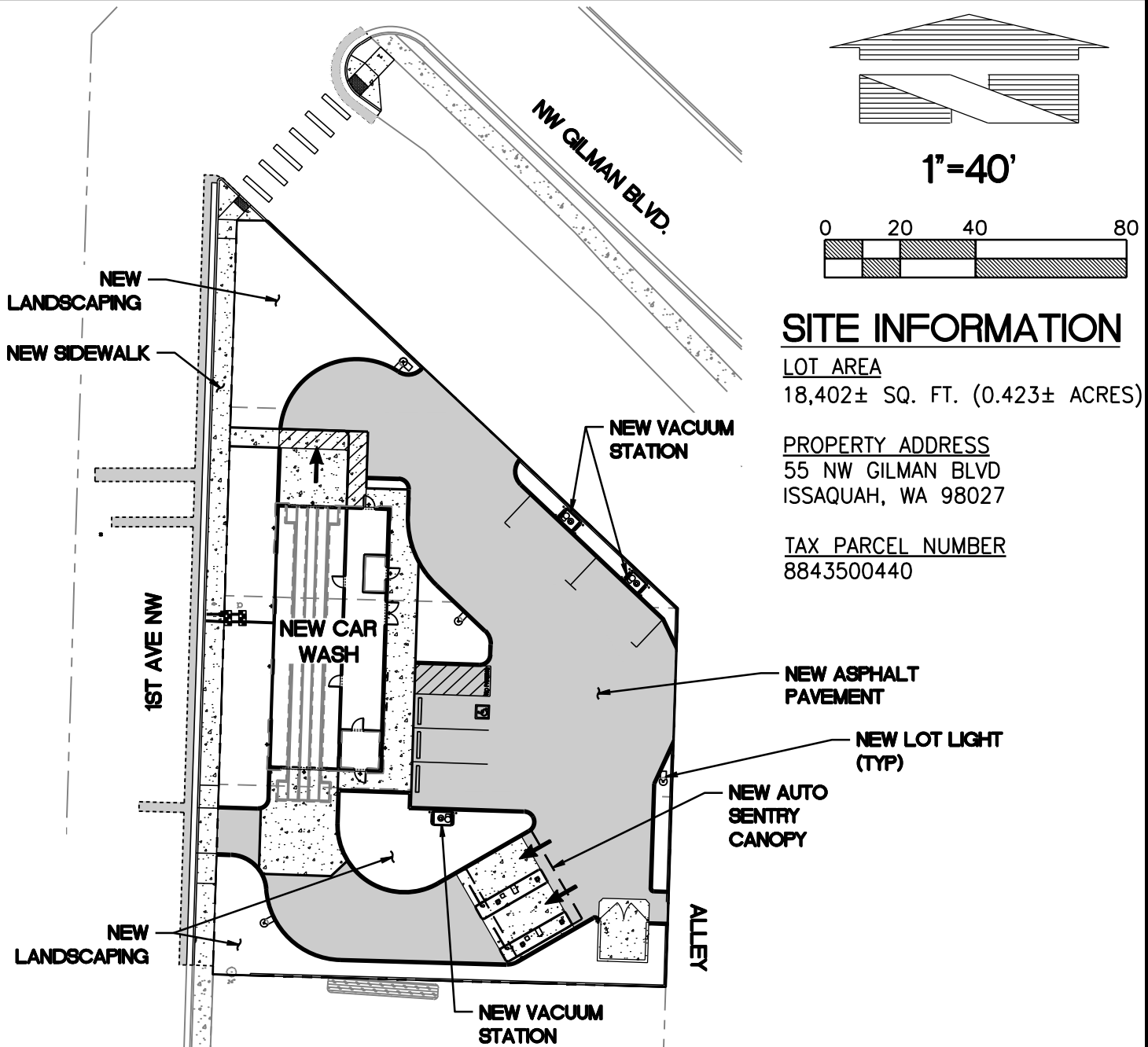
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1: 5,868



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SITE INFORMATION


LOT AREA
18,402± SQ. FT. (0.423± ACRES)

PROPERTY ADDRESS
55 NW GILMAN BLVD
ISSAQUAH, WA 98027

TAX PARCEL NUMBER
8843500440

PROJECT PROPOSAL

THE PROJECT CALLS FOR THE CONSTRUCTION OF A BROWN BEAR CAR WASH CONSISTING OF A 2,125-SQUARE FOOT TUNNEL BAY WITH EQUIPMENT ROOM AND 27- BY 20-FOOT AUTO SENTRY CANOPY STRUCTURE FOR UNATTENDED, POINT-OF-SALE TRANSACTIONS. ADDITIONAL SITE IMPROVEMENTS WILL INCLUDE FREESTANDING AND WALL SIGNAGE, ASPHALT PAVING AND STRIPING, NEW CURB CUTS, LOT LIGHTS, PERIMETER LANDSCAPING, SURFACE PARKING FOR FIVE (5) VEHICLES, UTILITY CONNECTIONS, AND A VACUUM STATION.

Job Number 20693	Designed <u>ADW</u> Drawn <u>ADW</u> Checked <u>AEM</u> Approved <u>CRJ</u> Date <u>11/12/19</u>	Scale: Horizontal: 1"=40' Vertical: NA  BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM	For: CAR WASH ENTERPRISES, INC. Title: BROWN BEAR CAR WASH 55 NW GILLMAN BLVD
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